



**HORIZON CITY**

**Incorporated 1988**

**AGENDA  
PUBLIC MEETING  
REGULAR PLANNING AND ZONING MEETING  
THE TOWN OF HORIZON CITY, TEXAS  
Monday, May 19, 2025, 6:00 PM**

Notice is hereby given that a Regular Planning and Zoning Meeting of the Town of Horizon City, Texas will be held on **Monday, May 19, 2025 at 6:00 PM** at City Council Chambers Room, 15001 Darrington Road, Horizon City, TX 79928, at which time the following will be discussed and considered:

**1. CALL TO ORDER; PLEDGE OF ALLEGIANCE; ESTABLISHMENT OF QUORUM:**

**2. COMMISSION MEMBERS ATTENDANCE:**

**COMMISSIONERS EXCUSED AND UNEXCUSED:**

**3. OPEN FORUM:** NOTE: The Planning & Zoning Commission encourages public comment on all matters of interest listed on this agenda. Speakers from the audience will be given an opportunity to discuss each item in the order in which it appears on the agenda, prior to the Commission discussing the item unless otherwise approved by the Chairman. A "Speaker Request" form is available for those who wish to sign up on the day of the meeting. This form is also available in advance by downloading the attached form. Please submit the "Speaker Request" form completely filled out to the Board Secretary prior to the meeting. The Commission retains the option to set reasonable limits on the number, frequency, and length of presentations. Please contact the Board Secretary at (915) 852-1046 Ext. 404 with any additional questions.

**4. PUBLIC HEARINGS**

**NOTICE TO THE PUBLIC AND APPLICANTS** The staff report for an agenda item may include conditions, exceptions or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modification, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

**A. DISCUSSION AND ACTION:**

Chief Planner

On the election of the Chair and Vice Chair of the Planning & Zoning Commission.

**B. DISCUSSION AND RECOMMENDATION:**

Chief Planner

On the resubmitted Replat application for **Horizon Manor, Unit Three Replat "A" (Case No. RP-002460-2020)**, legally described as a portion of Lot 19, Block 9, Horizon Manor Unit Three, Town of Horizon City, El Paso County, Texas. Containing 7.9365 acres ±. Application submitted by CAD Consulting Co. (**Postponed at the April 21, 2025 P&Z Meeting**)

<b>C. DISCUSSION AND RECOMMENDATION:</b>	<b>4</b>
Chief Planner	
On the <b>Preliminary Subdivision Plat</b> applications for <b>Rancho Desierto Bello Unit 19 (Case No. SDP25-0003)</b> , legally described as a Portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas. Containing 16.576 acres ±. Application submitted by Applicant/Representative: TRE & Associates.	
<b>5. OTHER BUSINESS</b>	
<b>A. DISCUSSION AND ACTION:</b>	<b>6</b>
On the Regular Planning and Zoning meeting minutes for the meeting held on April 21, 2025.	
<b>B. DISCUSSION AND ACTION:</b>	<b>10</b>
On the Special Planning and Zoning meeting minutes for the meeting held on March 24, 2025.	
<b>6. ANNOUNCEMENTS</b>	
A. The next regular scheduled meeting: <b>Monday, June 16, 2025 at 6pm.</b>	

Adjournment:

Motion to Adjournment: \_\_\_\_\_ 2nd \_\_\_\_\_

Dated this May 16, 2025

By: \_\_\_\_\_  
Elvia Schuller, City Clerk

I, the undersigned authority, hereby certify that the above notice of the Regular Planning and Zoning Meeting of the Town of Horizon City, Texas is a correct copy of this notice, and that I posted this notice at least seventy-two (72) hours preceding the scheduled meeting at the City Hall Bulletin Boards of the Town of Horizon City, Texas on this May 16, 2025 by 5:00 p.m.

Agenda Removed: \_\_\_\_\_ Time \_\_\_\_\_ By \_\_\_\_\_

In compliance with the Americans with Disabilities Act, the Town of Horizon City will provide for reasonable accommodations for persons attending meetings. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling the City Clerk at (915) 852-1046.

# SPEAKER REQUEST FORM

*(for all persons who wish to address the Board or Commission)*

Date of Meeting: \_\_\_\_\_

Your Name: \_\_\_\_\_

Residence Address: \_\_\_\_\_

City: \_\_\_\_\_ Contact Number: \_\_\_\_\_

## **IF SPEAKING FOR AN ORGANIZATION:**

Name of Organization: \_\_\_\_\_

Speaker's Official Capacity: \_\_\_\_\_

Agenda Item No.: \_\_\_\_\_ Public Hearing Agenda Item No.: \_\_\_\_\_

For (if applicable)       Against (if applicable)

## **OPEN FORUM:**

To speak on an item not listed on the agenda, known as **OPEN FORUM**, please indicate area of interest:

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Please remember to step to the podium as soon as you are recognized by the chair; state your name and address before beginning your presentation. If you have written notes you wish to present to the Chair and the Board/Commission, PLEASE FURNISH AN EXTRA COPY FOR THE BOARD/COMMISSION.

The Board/Commission will appreciate each speaker limiting an address on any one item to three minutes.

Thank you for your cooperation.

**PLEASE CARRY THIS FORM TO THE  
BOARD SECRETARY AT THE DESK PRIOR  
TO THE BEGINNING OF THE MEETING.**

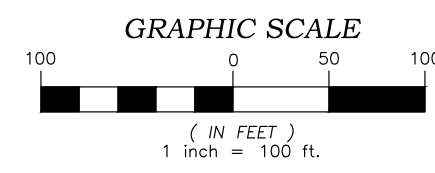
# RANCHO DESIERTO BELLO UNIT NINETEEN

A PORTION OF LEIGH CLARK SURVEY No. 297,  
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.  
CONTAINING 16.576 ACRES ±

**PROPOSED LAND USE**  
RESIDENTIAL

RESIDENTIAL LOTS = 85

**SCHOOL DISTRICT**  
CLINT INDEPENDENT SCHOOL  
DISTRICT



### LEGEND

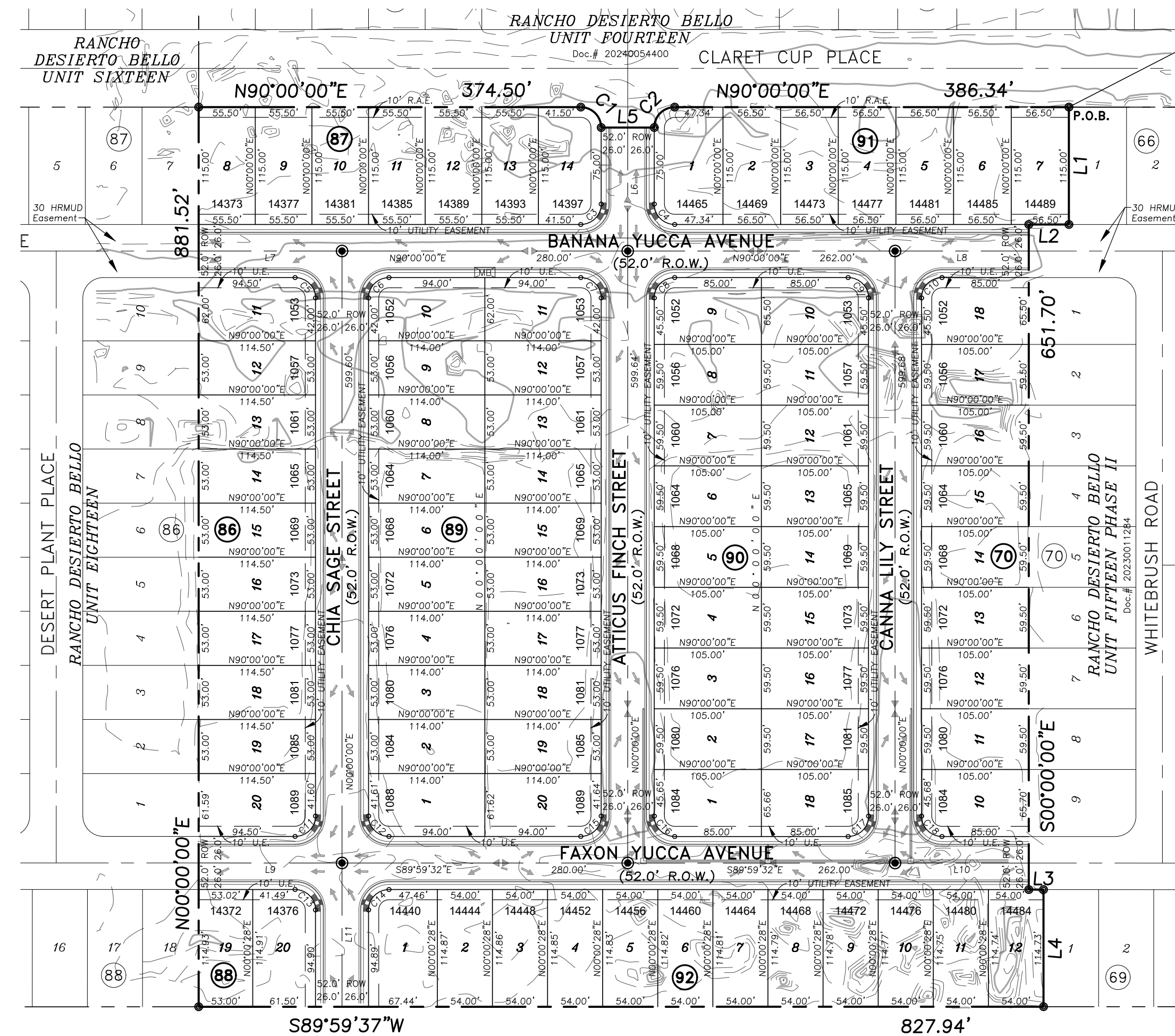
- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- STREET CENTERLINE
- EASEMENT LINE
- U.S. POSTAL SERVICE COLLECTION BOX UNITS
- 12 BLOCK NUMBER
- 14333 LOT NUMBER
- EXISTING GROUND CONTOUR LINES  
CONTOUR INTERVAL = 1.0 FOOT
- PROPOSED CITY MONUMENT
- R.A.E. RESTRICTIVE ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- DRAINAGE FLOW ARROW

P.O.C.  
Section Corner  
Existing 2" Iron Pipe  
SEC. 43, BLK. 78, TSP. 3,  
T.&P.R.R. CO. SURVEYS

SEC. 5, BLK. 78, TSP. 4,  
T.&P. R.R. CO. SURVEYS

LEIGH CLARK SURVEY  
No. 297

562°44'20"W  
2265.03'



EGAN, MICHAEL S.  
Doc. # 20170017647

### LOCATION MAP

SCALE: 1"=600'



## PRELIMINARY

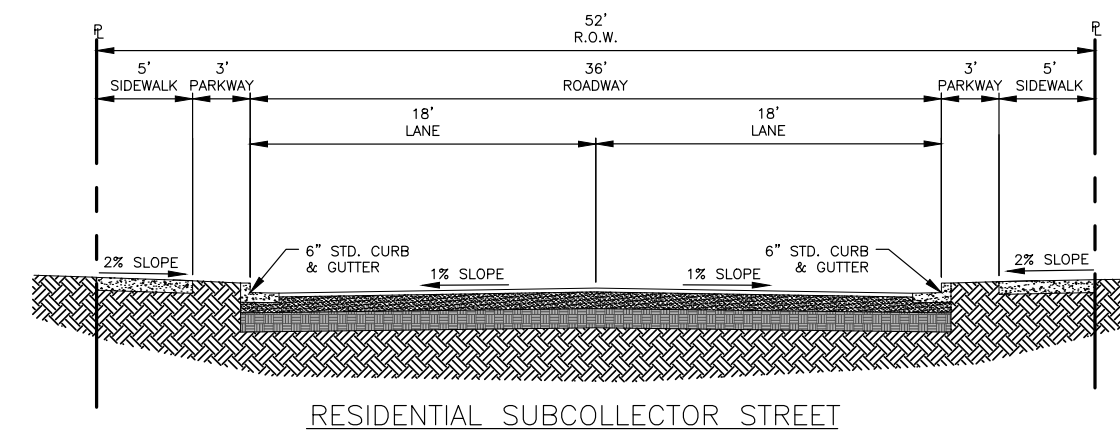
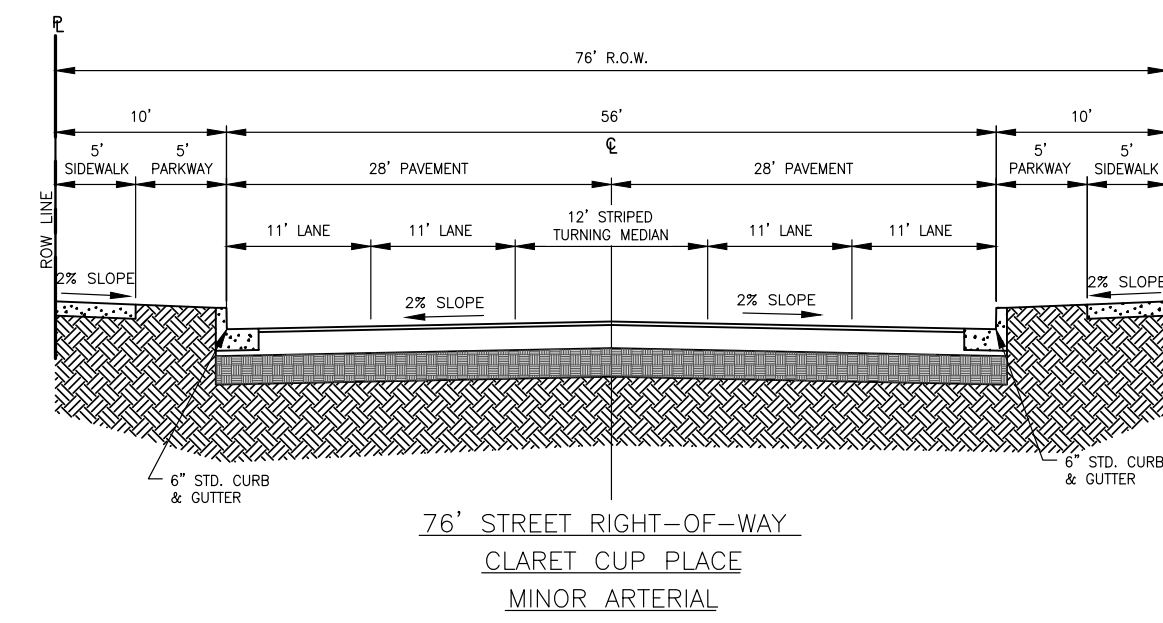
TO BE CONSIDERED BY THE  
CITY PLAN COMMISSION  
RECOMMENDATIONS CONCERNING  
THIS PLAT MUST BE FILED BY:

**OWNER**  
VIVA LAND VENTURES, LP  
11427 ROJAS DRIVE  
EL PASO, TEXAS 79936  
(915) 859-8900  
CONTACT: GREG DIDONNA



# RANCHO DESIERTO BELLO UNIT NINETEEN

A PORTION OF LEIGH CLARK SURVEY No. 297,  
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.  
CONTAINING 16.576 ACRES ±



**METES & BOUNDS DESCRIPTION**  
COMMENCING, for reference, at an existing 2-inch iron pipe located at the common east corner of Section 43, Block 78, Township 3, Texas and Pacific Railroad Company Surveys and Leigh Clark Survey No. 297;  
THENCE, South 62°44'29" West, a distance of 2265.03 feet to a point lying at the northwesterly boundary corner of Rancho Desierto Bello Unit Fifteen Phase II and in the southerly right-of-way line of Claret Cup Place, for a corner of this parcel and the POINT OF BEGINNING of this parcel description;  
THENCE, South 00°00'00" East, departing said southerly right-of-way line of Claret Cup Place and with the westerly boundary line of said Rancho Desierto Bello Unit Fifteen Phase II, a distance of 115.00 feet to a point, for a corner of this parcel;  
THENCE, North 90°00'00" West, continuing with said boundary line of Rancho Desierto Bello Unit Fifteen Phase II, a distance of 39.34 feet to a point, for a corner of this parcel;  
THENCE, South 00°00'00" East, continuing with said boundary line of Rancho Desierto Bello Unit Fifteen Phase II, a distance of 651.70 feet to a point, for a corner of this parcel;  
THENCE, South 89°59'32" East, continuing with said boundary line of Rancho Desierto Bello Unit Fifteen Phase II, a distance of 14.46 feet to a point, for a corner of this parcel;  
THENCE, South 00°00'28" West, continuing with said boundary line of Rancho Desierto Bello Unit Fifteen Phase II, a distance of 114.73 feet to a point lying in the northerly boundary line of a parcel of land recorded in Document No. 20170017647, Official Records of El Paso County, Texas, for a corner of this parcel;  
THENCE, South 89°59'37" West, with said northerly boundary line, a distance of 827.94 feet to a point lying at the southeast boundary corner of Rancho Desierto Bello Unit Eighteen, for a corner of this parcel;  
THENCE, North 00°00'00" East, with the easterly boundary line of said Rancho Desierto Bello Unit Eighteen, a distance of 881.52 feet to a point lying in said southerly right-of-way line of Claret Cup Place, for a corner of this parcel;  
THENCE, North 90°00'00" East, with said southerly right-of-way line of Claret Cup Place, a distance of 374.50 feet to a point, for a corner of this parcel;  
THENCE, southeasterly with the arc of a curve to the right and continuing with the said southerly right-of-way line of Claret Cup Place, a distance of 31.42 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00 feet, a central angle of 90°00'00", and a chord which bears South 45°00'00" East, a distance of 28.28 feet;  
THENCE, North 00°00'00" East, a distance of 52.00 feet to a point lying in said southerly right-of-way line of Claret Cup Place, for a corner of this parcel;  
THENCE, northeasterly with the arc of a curve to the right and continuing with said southerly right-of-way line of Claret Cup Place, a distance of 31.42 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00 feet, a central angle of 90°00'00", and a chord which bears North 45°00'00" East, a distance of 28.28 feet;  
THENCE, North 90°00'00" East, continuing with said southerly right-of-way line of Claret Cup Place, a distance of 386.34 feet to the POINT OF BEGINNING.

Said parcel contains 16.576 Acres (722,047 Square feet) more or less.

LINE	BEARING	LENGTH
L1	S00°00'00"E	115.00'
L2	N90°00'00"W	39.34'
L3	S89°59'32"E	14.46'
L4	S00°00'28"W	114.73'
L5	N90°00'00"E	52.00'
L6	N00°00'00"E	121.00'
L7	N90°00'00"E	140.50'
L8	N90°00'00"E	131.00'
L9	S89°59'32"E	140.50'
L10	S89°59'32"E	131.00'
L11	N00°00'00"E	140.41'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C2	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C3	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C4	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C5	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C6	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C7	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C8	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C9	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C10	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C11	20.00'	31.42'	28.29'	N45°00'14"E	90°00'28"
C12	20.00'	31.41'	28.28'	S44°59'46"E	89°59'32"
C13	20.00'	31.41'	28.28'	N44°59'46"W	89°59'32"
C14	20.00'	31.42'	28.29'	S45°00'14"W	90°00'28"
C15	20.00'	31.42'	28.29'	N45°00'14"E	90°00'28"
C16	20.00'	31.41'	28.28'	S44°59'46"E	89°59'32"
C17	20.00'	31.42'	28.29'	N45°00'14"E	90°00'28"
C18	20.00'	31.41'	28.28'	S44°59'46"E	89°59'32"

BLOCK & LOT #	SQ. FT.	ACRES
Block 66, Lot 12	7,573	0.174
Block 66, Lot 13	6,498	0.149
Block 66, Lot 14	6,498	0.149
Block 66, Lot 15	6,498	0.149
Block 66, Lot 16	6,498	0.149
Block 66, Lot 17	6,498	0.149
Block 66, Lot 18	6,498	0.149
Block 69, Lot 13	7,663	0.176
Block 69, Lot 14	6,203	0.142
Block 69, Lot 15	6,202	0.142
Block 69, Lot 16	6,201	0.142
Block 69, Lot 17	6,201	0.142
Block 69, Lot 18	6,200	0.142
Block 69, Lot 19	6,199	0.142
Block 69, Lot 20	6,198	0.142
Block 69, Lot 21	6,198	0.142
Block 69, Lot 22	6,197	0.142
Block 69, Lot 23	6,196	0.142
Block 69, Lot 24	6,196	0.142
Block 70, Lot 10	6,812	0.156
Block 70, Lot 11	6,248	0.143
Block 70, Lot 12	6,248	0.143
Block 70, Lot 13	6,248	0.143
Block 70, Lot 14	6,248	0.143
Block 70, Lot 15	6,248	0.143
Block 70, Lot 16	6,248	0.143
Block 70, Lot 17	6,248	0.143
Block 70, Lot 18	6,792	0.156
Block 86, Lot 11	7,013	0.161

BLOCK & LOT #	SQ. FT.	ACRES
Block 86, Lot 12	6,068	0.139
Block 86, Lot 13	6,068	0.139
Block 86, Lot 14	6,068	0.139
Block 86, Lot 15	6,068	0.139
Block 86, Lot 16	6,068	0.139
Block 86, Lot 17	6,068	0.139
Block 86, Lot 18	6,068	0.139
Block 86, Lot 19	6,068	0.139
Block 86, Lot 20	6,967	0.160
Block 87, Lot 08	6,382	0.147
Block 87, Lot 09	6,382	0.147
Block 87, Lot 10	6,382	0.147
Block 87, Lot 11	6,382	0.147
Block 87, Lot 12	6,382	0.147
Block 87, Lot 13	6,382	0.147
Block 87, Lot 14	6,901	0.158
Block 88, Lot 19	6,092	0.140
Block 88, Lot 20	6,980	0.160
Block 89, Lot 01	6,938	0.159
Block 89, Lot 02	6,042	0.139
Block 89, Lot 03	6,042	0.139
Block 89, Lot 04	6,042	0.139
Block 89, Lot 05	6,042	0.139
Block 89, Lot 06	6,042	0.139
Block 89, Lot 07	6,042	0.139
Block 89, Lot 08	6,042	0.139
Block 89, Lot 09	6,042	0.139
Block 89, Lot 10	6,982	0.160
Block 89, Lot 11	6,982	0.160

BLOCK & LOT #	SQ. FT.	ACRES
Block 89, Lot 12	6,042	0.139
Block 89, Lot 13	6,042	0.139
Block 89, Lot 14	6,042	0.139
Block 89, Lot 15	6,042	0.139
Block 89, Lot 16	6,042	0.139
Block 89, Lot 17	6,248	0.143
Block 89, Lot 18	6,042	0.139
Block 89, Lot 19	6,248	0.143
Block 89, Lot 20	6,940	0.159
Block 90, Lot 01	6,808	0.156
Block 90, Lot 02	6,248	0.143
Block 90, Lot 03	6,248	0.143
Block 90, Lot 04	6,248	0.143
Block 90, Lot 05	6,248	0.143
Block 90, Lot 06	6,248	0.143
Block 90, Lot 07	6,248	0.143
Block 90, Lot 08	6,248	0.143
Block 90, Lot 09	6,792	0.156
Block 90, Lot 10	6,792	0.156
Block 90, Lot 11	6,248	0.143
Block 90, Lot 12	6,248	0.143
Block 90, Lot 13	6,248	0.143
Block 90, Lot 14	6,248	0.143
Block 90, Lot 15	6,248	0.143
Block 90, Lot 16	6,248	0.143
Block 90, Lot 17	6,248	0.143
Block 90, Lot 18	6,809	0.156

### PLAT NOTES AND RESTRICTIONS

- BEARINGS ARE BASED ON UNDERLYING DEEDS.
- = THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENTS LOCATIONS.
- ☐ = THIS SYMBOL REPRESENTS U.S. POSTAL SERVICE COLLECTION BOX UNITS. POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
- ACCORDING TO THE FEDERAL EMERGENCY MAPPING AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 480212 0250B, DATED SEPTEMBER 4, 1991, THIS PROPERTY APPEARS TO LIE WITHIN ZONE "X" WHICH BY DEFINITION IS NOT A SPECIAL FLOOD HAZARD ZONE.
- ALL UTILITY EASEMENTS ARE 10 FEET WIDE UNLESS OTHERWISE SPECIFIED.
- SET 5/8" REBAR WITH CAP STAMPED "LAND-MARK TX 4869 NM11402" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.  
INSTRUMENT NO. \_\_\_\_\_ INSTRUMENT NO. \_\_\_\_\_
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.  
INSTRUMENT NO. \_\_\_\_\_
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO RANCHO DESIERTO BELLO UNIT NINETEEN BY THE HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION WITHIN ONE YEAR OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.
- ACCESS TO LOTS 8-14, BLOCK 87 AND LOTS 12-18, BLOCK 66, ABUTTING CLARET CUP PLACE, SHALL BE FROM OTHER DEDICATED STREETS ONLY.

**BENCHMARK**  
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF  
ESCALERA DRIVE AND VALLECITO PLACE.  
ELEVATION 4016.99' (NAVD 88 DATUM)

DESCRIPTION	ACRES	SQ. FT.
RESIDENTIAL	12.390	539,723
RIGHT-OF-WAY	4.186	182,324
TOTAL	16.576	722,047

STREET TABLE			
NORTH - SOUTH	LENGTH	EAST - WEST	LENGTH
CHIA SAGE STREET	740.02'	BANANA YUCCA AVENUE	813.50'
ATTICUS FINCH STREET	720.64'	FAXON YUCCA AVENUE	813.50'
CANNA LILY STREET	599.68'		

(SHEET 2 OF 2)

ENGINEER  
**TR**  
& ASSOCIATES  
Engineering Solutions  
TBPE FIRM No. 13987  
110 Mesa Park Drive, Suite 200 El Paso, Texas 79912  
Office: (915) 852-9003 Fax: (915) 629-8006  
6101 W. Courtyard Dr. Bldg. 1, Suite 100 Austin, Texas 78738  
Office: (512) 358-4049 Fax: (512) 368-5374

SURVEYOR  
**Land-Mark Professional**  
Surveying, Inc.  
1420 Bessmer Drive, Suite "A", El Paso, Texas 79935  
(915) 598-1300  
email: Larry@land-mark-survey.com  
"Serving Texas, New Mexico and Arizona"

OWNER  
VIVA LAND VENTURES, LP  
11427 ROJAS DRIVE  
EL PASO, TEXAS 79936  
(915) 859-8900  
CONTACT: GREG DIDONNA

DATE OF PREPARATION: MARCH 21, 2025  
DATE OF LAST REVISION: MARCH 25, 2025



**MINUTES – REGULAR MEETING  
OF THE PLANNING AND ZONING COMMISSION  
HELD ON MONDAY, APRIL 21, 2025 @ 6:00 PM  
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928**

**1. CALL MEETING TO ORDER & DETERMINATION OF QUORUM-PLEDGE OF ALLIGIEANCE**

Quorum established and meeting called to order at 6:00 pm.

**2. COMMISSION MEMBERS ATTENDANCE: MELENDEZ, BERRY, AVILA, GARDEA, CORRAL, BORREGO  
COMMISSIONERS EXCUSED AND UNEXCUSED: COMMISSIONERS JOLLEY AND RODRIGUEZ EXCUSED**

**ACTION:** Motion made by **GARDEA**, 2<sup>nd</sup> by **CORRAL** to excuse absent Planning & Zoning Commission members.

**AYES: MELENDEZ, BERRY, AVILA, GARDEA, CORRAL, BORREGO**

**ABSTAIN:**

**MOTION CARRIED**

**3. OPEN FORUM:** NOTE: The Planning & Zoning Commission encourages public comment on all matters of interest listed on this agenda. Speakers from the audience will be given an opportunity to discuss each item in the order in which it appears on the agenda, prior to the Commission discussing the item unless otherwise approved by the Chairman. A "Speaker Request" form is available for those who wish to sign up on the day of the meeting. This form is also available in advance by downloading the attached form. Please submit the "Speaker Request" form completely filled out to the Board Secretary prior to the meeting. The Commission retains the option to set reasonable limits on the number, frequency, and length of presentations. Please contact the Board Secretary at (915) 852-1046 Ext. 404 with any additional questions.

No one signed up to speak.

**4. PUBLIC HEARINGS**

NOTICE TO THE PUBLIC AND APPLICANTS The staff report for an agenda item may include conditions, exceptions or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modification, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

**4A. DISCUSSION**

Xavi Perez

Presentation by Borderland Community Adventures a Non Profit Organization, Xavi Perez on the benefit of cycling.

**4B. DISCUSSION AND RECOMMENDATION:**

Chief Planner

On the resubmitted **Replat** application for **Horizon Manor, Unit Three Replat "A" (Case No. RP-002460-2020)**, legally described as a portion of Lot 19, Block 9, Horizon Manor Unit Three, Town of Horizon City, El Paso County, Texas.

Containing 7.9365 acres ±. Application submitted by CAD Consulting Co. (**Postponed at the March 17, 2025 P&Z Meeting**)

**ACTION:** Motion made by **CORRAL** , 2<sup>nd</sup> by **GARDEA** to postpone Replat request to May 19, 2025 Planning and Zoning Meeting.



MINUTES – REGULAR MEETING  
OF THE PLANNING AND ZONING COMMISSION  
HELD ON MONDAY, APRIL 21, 2025 @ 6:00 PM  
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928

**AYES: MELENDEZ, BERRY, AVILA, GARDEA, CORRAL, BORREGO**

**ABSTAIN:**

**MOTION CARRIED**

**4C. DISCUSSION AND RECOMMENDATION:**

Chief Planner

On the submitted **Replat** application for **Martinez Subdivision (Case No. SUC25-0003)**, legally described as a portion of Lot 8, Block 353, Horizon City Unit Forty-Seven, El Paso County, Texas. Containing 1.5071 acres ±. Application submitted by Sitework Engineering.

**STAFF COMMENT:** Mr. Rubio presented the subdivision application and made a floor amendment to correct the name of the subdivision from Martinez Subdivision to Horizon City Unit Forty Seven Replat A based on comments from El Paso County.

**ACTION:** Motion made by **CORRAL** , 2<sup>nd</sup> by **BORREGO** to recommend approval of Horizon City Unit Forty Seven Replat A subject to pending comments, beign addressed prior to City Council.

**AYES: MELENDEZ, BERRY, AVILA, GARDEA, CORRAL, BORREGO**

**ABSTAIN:**

**MOTION CARRIED**

**4D. DISCUSSION AND RECOMMENDATION:**

Chief Planner

On the submitted **Final Subdivision Plat** application for **Verdancia Unit 1 (Case No. SDF25-0001)**, allow recording of the final plat prior to the completion of all required improvements secured by sufficient bond and to authorize the Mayor to sign the recording plat. Legally described as Being All of Tract 1, 2F, 3D, and 3H, and a Portion of Tract 2, 3 and 3B, Section 30, Block 78, Township 3, Texas and Pacific Railway Company Survey and Vacating Portions of Town of Horizon City Right-Of-Way, El Paso County, Texas. Containing 103.068 acres ±. Application submitted by Applicant/Representative: CEA Group.

**STAFF COMMENT:** Mr. Rubio confirmed all comments have been addressed.

**ACTION:** Motion made by **CORRAL** , 2<sup>nd</sup> by **GARDEA** to recommend approval of Verdancia Unit 1 Final Subdivision Plat.

**AYES: MELENDEZ, BERRY, AVILA, GARDEA, CORRAL, BORREGO**

**ABSTAIN:**

**MOTION CARRIED**

**4E. DISCUSSION AND RECOMMENDATION:**

Chief Planner

On the **Preliminary Subdivision Plat** application for **Verdancia Unit 2 (Case No. SDP25-0002)**, legally described as Being A Portion Of Section 32, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 69.31 acres ±. Application submitted by Applicant/Representative: CEA Group.



MINUTES – REGULAR MEETING  
OF THE PLANNING AND ZONING COMMISSION  
HELD ON MONDAY, APRIL 21, 2025 @ 6:00 PM  
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928

**ACTION:** Motion made by **GARDEA** , 2<sup>nd</sup> by **BORREGO** to recommend approval of Verdancia Unit 2 Preliminary Subdivision Plat subject to minor comments beign address prior to City Council.

**AYES:** MELENDEZ, BERRY, AVILA, GARDEA, CORRAL, BORREGO

**ABSTAIN:**

**MOTION CARRIED**

5. **OTHER BUSINESS**

5A. **DISCUSSION AND ACTION:**

On the Regular Planning and Zoning meeting minutes for the meeting held on March 17, 2025.

**ACTION:** Motion made by **GARDEA**, 2<sup>nd</sup> by **CORRAL** to approve March 17, 2025 regular meeting minutes.

**AYES:** MELENDEZ, BERRY, AVILA, GARDEA, CORRAL, BORREGO

**ABSTAIN:**

**MOTION CARRIED**

5B. **DISCUSSION AND ACTION:**

On the Special Planning and Zoning meeting minutes for the meeting held on March 24, 2025.

**ACTION:** Motion made by **GARDEA**, 2<sup>nd</sup> by **BERRY** to table the special meeting minutes for March 24, 2025, special meeting minutes, to May 19, 2025, to allow staff time to provide a revised and clean copy.

**AYES:** MELENDEZ, BERRY, AVILA, GARDEA, CORRAL, BORREGO

**ABSTAIN:**

**MOTION CARRIED**

6. **ANNOUNCEMENTS**

6A. The next regular scheduled meeting: **Monday, May 19, 2025 at 6pm.**

**EXECUTIVE SESSION**

The Planning and Zoning Commission of the Town of Horizon City may recess into Executive Session pursuant to the Texas Government Code, Chapter 551, Subchapter D, under Article 551.071 – Consultation with Attorney; 551.072 – Deliberation regarding Real Property; and 551.087 – Deliberation regarding Economic Development Negotiations.

**ADJOURNMENT:** The meeting adjourned at 7:38pm.

**ACTION:** ADJOURNMENT

**AYES:** MELENDEZ, BERRY, AVILA, GARDEA, CORRAL, BORREGO

**MOTION CARRIED**



MINUTES – REGULAR MEETING  
OF THE PLANNING AND ZONING COMMISSION  
HELD ON MONDAY, APRIL 21, 2025 @ 6:00 PM  
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928

\_\_\_\_\_  
Roberto Avila – Chair

\_\_\_\_\_  
(Date)

**ATTEST:**

\_\_\_\_\_  
David Ruiz - Planning Specialist

**DISTRIBUTION OF MINUTES:**

Original: Horizon City Administrative File  
Copy: Planning and Zoning Commission  
Posted: Internet Website: [www.horizoncity.org](http://www.horizoncity.org)



**MINUTES – SPECIAL MEETING  
OF THE PLANNING AND ZONING COMMISSION  
HELD ON MONDAY, MARCH 24, 2025 @ 6:00 PM  
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928**

**1. CALL MEETING TO ORDER & DETERMINATION OF QUORUM-PLEDGE OF ALLIGIANCE**

Quorum established and meeting called to order at 6:00 pm.

**2. COMMISSION MEMBERS ATTENDANCE:  
COMMISSIONERS EXCUSED AND UNEXCUSED:**

**ACTION:** Motion made by **CORRAL**, 2<sup>nd</sup> by **GARDEA** to excuse absent Planning & Zoning Commission members.

**AYES:** **JOLLEY, MELENDEZ, RODRIGUEZ, AVILA, GARDEA, CORRAL**

**ABSTAIN:**

**MOTION CARRIED**

**3. OPEN FORUM:** NOTE: The Planning & Zoning Commission encourages public comment on all matters of interest listed on this agenda. Speakers from the audience will be given an opportunity to discuss each item in the order in which it appears on the agenda, prior to the Commission discussing the item unless otherwise approved by the Chairman. A "Speaker Request" form is available for those who wish to sign up on the day of the meeting. This form is also available in advance by downloading the attached form. Please submit the "Speaker Request" form completely filled out to the Board Secretary prior to the meeting. The Commission retains the option to set reasonable limits on the number, frequency, and length of presentations. Please contact the Board Secretary at (915) 852-1046 Ext. 404 with any additional questions.

No one signed up to speak.

**4. PUBLIC HEARINGS**

**NOTICE TO THE PUBLIC AND APPLICANTS** The staff report for an agenda item may include conditions, exceptions or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modification, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

**4A. DISCUSSION AND RECOMMENDATION:**

Chief Planner/Able City

On the presentation by Able City on the new zoning code for the Transit-Oriented Development area.

**ACTION:** Motion made by **GARDEA**, 2<sup>nd</sup> by **CORRAL** unanimously recommended conditional approval of the Transit Oriented Development Code of Regulations subject revisions recommended by the P&Z be made prior to the City Council Meeting.

**AYES:** **JOLLEY, MELENDEZ, RODRIGUEZ, AVILA, GARDEA, CORRAL**

**ABSTAIN:**

**MOTION CARRIED**

**5. ANNOUNCEMENTS**

5A. The next regular scheduled meeting: **Monday, April 21, 2025, at 6pm.**



**MINUTES – SPECIAL MEETING  
OF THE PLANNING AND ZONING COMMISSION  
HELD ON MONDAY, MARCH 24, 2025 @ 6:00 PM  
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928**

**EXECUTIVE SESSION**

The Planning and Zoning Commission of the Town of Horizon City may recess into Executive Session pursuant to the Texas Government Code, Chapter 551, Subchapter D, under Article 551.071 – Consultation with Attorney; 551.072 – Deliberation regarding Real Property; and 551.087 – Deliberation regarding Economic Development Negotiations.

**ADJOURNMENT:** The meeting adjourned at 7:49pm.

**ACTION: ADJOURNMENT**

**AYES: JOLLEY, MELENDEZ, RODRIGUEZ, AVILA, GARDEA, CORRAL  
MOTION CARRIED**

\_\_\_\_\_  
Roberto Avila – Chair

\_\_\_\_\_  
(Date)

**ATTEST:**

\_\_\_\_\_  
David Ruiz - Planning Specialist

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